WARRANTY DEED

Bill Garrett Davidson County
Batch# 38648 DEEDWARR
12/18/2017 10:18:49 AM 2 pgs
Fees: $13.00 Taxes: $395.90

20171218-0128457

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December,2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 053
102 30th St	Music City Holdings, LLC	GROUP 12 0
Old Hickory, Tennessee	102 30th St	PARCEL 112.00
37138	Old Hickory TN 37138	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

George Brandt and Eric Sox, each a 1/2 undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Music City Holdings, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 5, Block 6, on the Plan of Dabb's and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 in said Block 6 above referred fronts 50 feet on the southerly side of 30th Street in Dupontonia, Old Hickory, Tennessee, and runs back between parallel lines 144 feet to a 10-foot alley in the rear.

Being the same property conveyed to George Brandt and Eric Sox, each a 1/2 undivided interest by deed from Casher C. Crouch, a widower and Scott Evans Crouch, an unmarried man dated October 17, 2017 and recorded in Instrument No. 20171020-0107731 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **102 30th St, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 13th day of December, 2017.

George Brandt

Eric Sox

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt and Eric Sox, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Concord Title/Cool Springs
3000 Meridian Blvd. Suite 140
Franklin, Tennessee 37067

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027